Bywater

HOMES

SETIA ALAM

Setia Alam

CAPITA

Double-Storey Terrace House

Setia

SETIA ALAM

HOMES IMMERSED IN NATURE

by woodlands or by water, Setia Alam is where nature meets lifestyle

Imagine living in a cosy enclave, with lush greenery and sparkling waterways. Now, picture the security of children playing outside and the pleasure of owning an environmentally-friendly home.

For convenience, think comprehensive amenities to cater for all your lifestyle needs – excellent schools, award-winning shopping mall, club house, parks, F&B, banks and so much more.

Now, imagine no more because this dream has become a reality. And it awaits you in Setia Alam.

Conveniently In Setia Alam

Because we want more time to do the things we love, Setia Alam has been thoughtfully planned to ensure that all facilities, parks and recreation are not more than a street away from home. Playgrounds, kindergarten, community hall, surau, gym, sports courts, garden walks and more are a short walk away in the Village Green.

Setia City Convention Centre 2

Setia City Mall

Setia Alam Club

RECREATIONAL PARKS

- Wetland Park
- Urban Park
- Setia City Park
- Town Park
- Western Park

PRIMARY, SECONDARY & PRIVATE SCHOOLS

- SRJK (C) Pin Hwa(1)
- SJK (T) Ladang North Hummock
- SK Setia Alam
- SMK Setia Alam
- Tenby International School
- Peninsula International School Australia
- Real Kids

SETIA CITY

- Setia City Convention Centre 1 & 2
- Top Glove HQ
- Khind HQ (Future)
- Kossan (Future)
- Wheelcorp Premium (Future)
- Brick Dotcom (Future)
- Courtyard by Marriott
- Audi

BANKS

- Maybank
- CIMB Bank
- Hong Leong Bank
- Ambank
- RHB Bank
- Bank Simpanan Nasional
- Bank Islam
- Public Bank

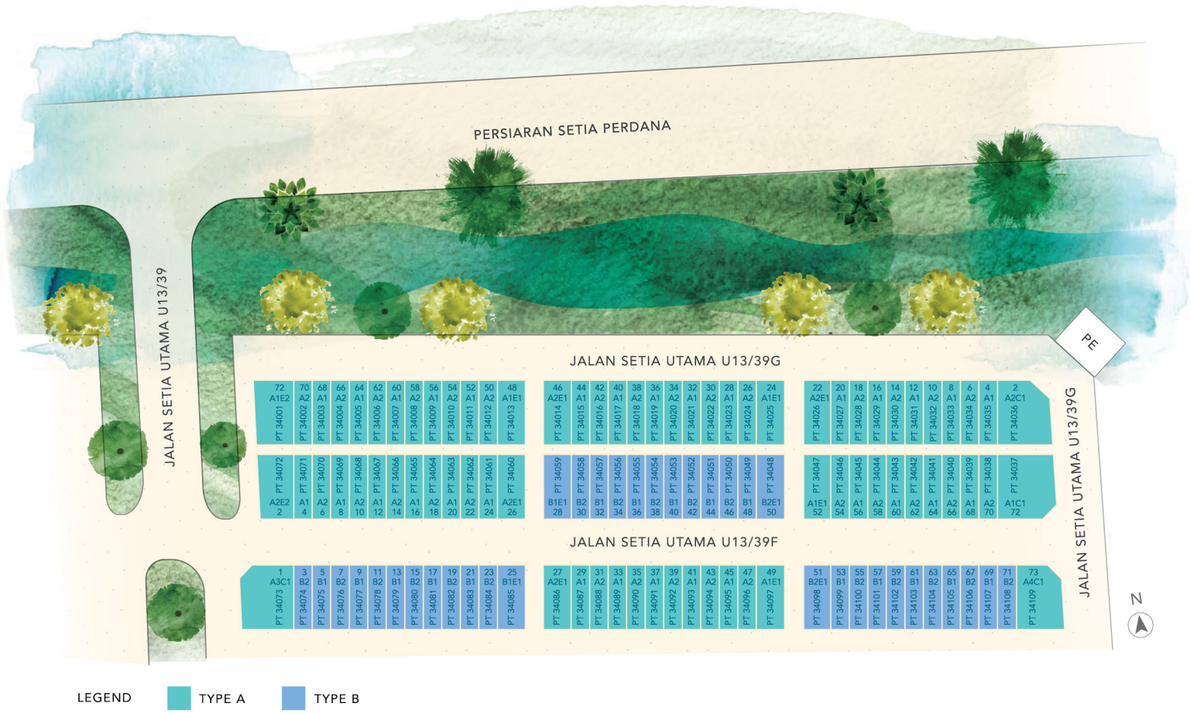
SHOPPING MALLS & HYPERMARKETS

- Setia City Mall
- Tesco
- Giant
- Village Grocer

Setia City Convention Centre 1

BYWATER HOMES
MASTER LAYOUT PLAN

CAPITA
SITE PLAN



green-shaded pathways

landscape garden and playground

VISTA BY THE WATERFRONT

Surrounded by rippling waters and rustling leaves, with recreation, schools and amenities nearby within a safeguarded community, life just doesn't get any better than this... welcome to the idyllic home-scape of BYWATER HOMES.

– a multi-award winning development –

- ENHANCED SECURITY
- SAFE ENVIRONMENT
- FLEXIBLE LAYOUT
- COLUMN-FREE CAR PORCH
- ENGINEERED WATERWAY
- CONVENIENT LOCATION

CAPITA – TYPE A
FLOOR PLAN

CORNER UNIT

Total built-up area
2,325 SQ. FT.

4 + 1 rooms

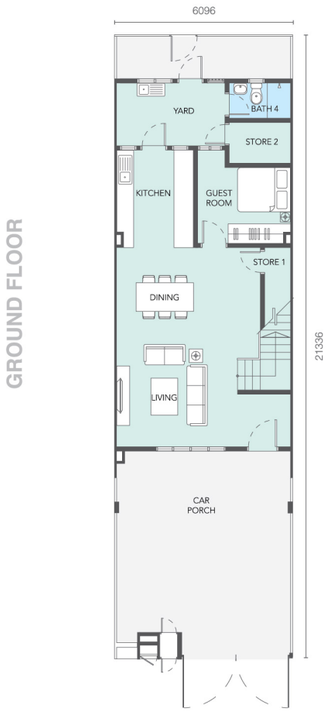
4 baths

INTERMEDIATE UNIT

Total built-up area
1,991 SQ. FT.

4 + 1 rooms

4 baths



SPECIFICATIONS
CAPITA - TYPE A

STRUCTURE	Reinforced Concrete			
WALL	Brickwork / Reinforced Concrete / Drywall and / or Precast Panels			
ROOFING MATERIAL	Concrete Roof Tiles / Corrugated Roofing Material / Concrete Slab			
ROOF FRAMING	Metal Truss			
CEILING	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling			
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping Glass / Louvres / M.S. Grille			
DOORS	Main Entrance	Timber Door		
	Side Entrance	Aluminium Framed Glass Sliding Door *(Corner & End Unit Only)*		
	Back Entrance	M.S. Grille Door		
	Others	Flush Door / Louvres Door		
IRONMONGERY	Quality Ironmongery			
WALL FINISHES	Kitchen	1500 mm High Ceramic Wall Tiles		
	Bath	Ceramic Wall Tiles up to 2400mm High		
	Others	Plaster and Paint		
FLOOR FINISHES	Living / Dining	Porcelain Tiles		
	Kitchen	Porcelain Tiles		
	Guest Room	Porcelain Tiles		
	Bedrooms	Ceramic Tiles		
	Store 1 & 2	Ceramic Tiles		
	Baths	Ceramic Tiles		
	Staircase	Ceramic Tiles		
	Yard	Ceramic Tiles		
	Terrace	Homogeneous Tiles *(Corner & End Unit Only)*		
	Car Porch	Homogeneous Tiles		
	Open Yard / Others	Cement Render		
SANITARY & PLUMBING FITTINGS	4 WCs, 4 Wash Basins, 4 Showers, 2 Kitchen Sinks			
ELECTRICAL INSTALLATION		Corner Unit	End Unit	Intermediate Unit
	13 Amp Plug Point	21	21	21
	Lighting Point	29	29	28
	Air - Conditioning Point	5	5	5
	Fan Point	7	7	7
	TV Point	3	3	3
	Gate Light Point	1	1	1
	Door Bell	1	1	1
	Water Heater Point	1	1	1
	Solar Heating System	1	1	1
	Auto Gate Point	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING	Telephone Point	1	1	1
FENCING	Brick wall and Cement Plank Fencing and Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box			
PAINTING	Emulsion Paint			
TURFING	Provided *(Corner & End Unit Only)*			

Building Plan No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0104-2019

CAPITA – TYPE B
FLOOR PLAN

END UNIT

Total built-up area
2,202 SQ. FT.

4 rooms

4 baths

INTERMEDIATE UNIT

Total built-up area
1,889 SQ. FT.

4 rooms

4 baths

SPECIFICATIONS
CAPITA - TYPE B

STRUCTURE	Reinforced Concrete	
WALL	Brickwork / Reinforced Concrete / Drywall and / or Precast Panels	
ROOFING MATERIAL	Concrete Roof Tiles / Corrugated Roofing Material / Concrete Slab	
ROOF FRAMING	Metal Truss	
CEILING	Concrete Slab / Plaster Ceiling / Asbestos Free Ceiling	
WINDOWS	Aluminium Framed Glass Casement / Top Hung / Fixed Glass / Overlapping Glass / Louvres / M.S. Grille	
DOORS	Main Entrance	Timber Door
	Side Entrance	Aluminium Framed Glass Sliding Door *(End Unit Only)*
	Back Entrance	M.S. Grille Door
	Others	Flush Door / Louvres Door
IRONMONGERY	Quality Ironmongery	
WALL FINISHES	Kitchen	1500 mm High Ceramic Wall Tiles
	Bath	Ceramic Wall Tiles up to 2400mm High
	Others	Plaster and Paint
FLOOR FINISHES	Living / Dining	Porcelain Tiles
	Kitchen	Porcelain Tiles
	Guest Room	Porcelain Tiles
	Bedrooms	Ceramic Tiles
	Store	Ceramic Tiles
	Baths	Ceramic Tiles
	Staircase	Ceramic Tiles
	Yard	Ceramic Tiles
	Terrace	Homogeneous Tiles *(End Unit Only)*
	Car Porch	Homogeneous Tiles
	Open Yard / Others	Cement Render
SANITARY & PLUMBING FITTINGS	4 WCs, 4 Wash Basins, 4 Showers, 1 Kitchen Sinks	

ELECTRICAL INSTALLATION	End Unit	Intermediate Unit
13 Amp Plug Point	21	21
Lighting Point	26	25
Air - Conditioning Point	5	5
Fan Point	7	7
TV Point	3	3
Gate Light Point	1	1
Door Bell	1	1
Water Heater Point	1	1
Solar Heating System	1	1
Auto Gate Point	1	1
INTERNAL TELEPHONE TRUNKING & CABLING — Telephone Point	1	1

FENCING	Brick wall and Cement Plank Fencing and Wire Mesh Fencing with M.S. Gate, Refuse Chamber and Letter Box
PAINTING	Emulsion Paint
TURFING	Provided *(End Unit Only)*

Building Plan No. : MBSA/BGN/BB/600-1(PB)/SEK.U13/0104-2019

The Setia Hallmark Of Excellence

Setia Alam has already received top awards from the International Real Estate Federation of Malaysia.

Named winner of Best Master Plan Development at the FIABCI Malaysia Property Award 2012 and again at the FIABCI World Prix d'Excellence 2013, rest assured Setia Alam is the home you will be proud to own.

SETIA CITY MALL

BEST RETAIL DEVELOPMENT

- FIABCI Malaysia Property Award 2013
- FIABCI World Prix d'Excellence 2014

SETIA CORPORATE HQ

BEST SUSTAINABLE DEVELOPMENT

- FIABCI Malaysia Property Award 2015
- FIABCI World Prix d'Excellence 2016

SERI BAIDURI APARTMENT

THE STARTER HOME AWARD: BEST AFFORDABLE HOME

- StarProperty.my Awards 2016

SERI MUTIARA APARTMENT

AFFORDABLE URBAN HOUSING EXCELLENCE

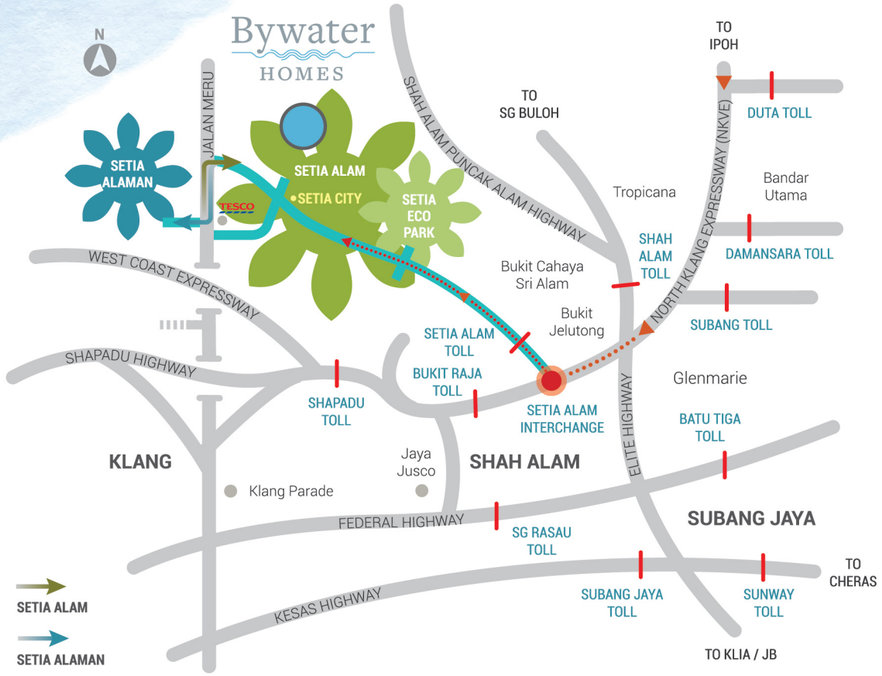
- The Edge Property Excellence Awards 2017

SERI KASTURI APARTMENT

AFFORDABLE HOUSING CATEGORY

- FIABCI Malaysia Property Award 2017
- FIABCI World Prix d'Excellence 2018

LOCATION



Setia Alam is just minutes away from key destinations via the dedicated NKVE-Setia Alam Link (Exit 102).

11.2 KM	14.2 KM	18.3 KM	22.9 KM	29.3 KM	30.6 KM
Klang	Shah Alam	Subang Jaya	Damansara	Bukit Jalil	Kuala Lumpur

A new link road via Seksyen U10 will provide easy access to the upcoming DASH highway that links to four highways – the Guthrie Corridor Expressway, NKVE, LDP and Penchala Link.

Setia

(603) 3343 2255 www.setiaalam.com.my

Bandar Setia Alam Sdn. Bhd. 566140-D
Setia Alam Welcome Centre, No. 2, Jalan Setia Indah AD U13/AD, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor
Tel: (603) 3343 2255 **Fax**: (603) 3345 2255 **Email**: bsa-sales@spsetia.com

Developer: Bandar Setia Alam Sdn. Bhd. 566140-D Project Manager: S P Setia Project Management Sdn. Bhd. 246695-X
• Developer License No.: 9246-107/11-2021/01053(L) • Validity Period: 12/11/2019-11/11/2021 • Advertising & Sales Permit No.: 9246-107/11-2021/01053(P) • Validity Period: 12/11/2019-11/11/2021 • Land Tenure: Freehold • Land Encumbrances: Nil. • Restriction of Interest: Nil. • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan No.: MBSA/BGN/BB/600-1(PB)/SEK.U13/0104-2019 • Expected Completion Date: October 2021 • 2 Storey Terrace House Type A, Total Unit: 74 Units • Built-Up: 1,991 sqft (Min); 2,376 sqft (Max), Price: RM815,000 (Min); RM1,285,000 (Max) • 2 Storey Terrace House Type B, Total Unit: 35 Units • Built-Up: 1,889 sqft (Min); 2,202 sqft (Max), Price: RM782,000 (Min); RM 1,018,000 (Max) • 7% Discount for Bumiputra

Malaysia | Vietnam | Australia | Singapore | China | United Kingdom

livelearnworkplay

NO.1 12-TIME WINNER THE EDGE MALAYSIA Top Property Developers Awards

11-TIME WINNER FIABCI World Prix d' Excellence Awards (Gold)

11-TIME WINNER FIABCI Malaysia Property Awards

9-TIME WINNER AON BESTEMPLOYERS 2013 Best of the Best - Malaysia 2011 Overall Best - Malaysia

Setia Alam